

Kerala Gazette No. 23 dated 9th June 2009.

**PART I**



GOVERNMENT OF KERALA

**Local Self Government (RD) Department**

NOTIFICATION

G. O. (Rt.) No. 1065/09/LSGD. *Dated, Thiruvananthapuram, 5th May 2009.*

WHEREAS, the Government have, vide notification issued under G. O. (Ms.) No. 288/84/LA &SWD dated 14th November, 1984 and published as S. R. O. No. 1592/84 in section iv, Part I of the Kerala Gazette No. 51 dated 25th December, 1984 sanctioned the Master Plan for Badagara Municipality under sub (3) of section 14 of the Madras Town Planning Act, 1920 Madras Act (VII of 1920).

AND WHEREAS, the Government have subsequently sanctioned the revised Development Plan for Vadakara Town in G. O. (Rt.) No. 564/99/LAD dated 17th February, 1999.

AND WHEREAS, it is required to vary the said scheme for the purpose of making the zoning regulations compatible to the present development scenario ;

NOW, THEREFORE, in exercise of powers conferred by sub-section (2) of section 15 of the Madras Town Planning Act, 1920, (VII of 1920) the Government of Kerala hereby propose to issue a notification varying the said Town Planning Scheme to the extent required, a draft of which is appended as required by sub-rule (1) of rule 72 of the Madras Town Planning Rules, 1933.

G. 419/2009/DTP.

Notice is hereby given that the said draft will be taken up for consideration within sixty days from the date of publication and any person interested in the scheme may submit in writing his objections or suggestions, if any, thereon within the said date.

Objections and suggestions in this regard shall be addressed to the Regional Town Planner Office, 4th Floor, KUDFC Building, Chakkorathukulam, West Hill P. O., Kozhikode.

#### DRAFT

In exercise of the powers conferred by sub-section (2) of section 15 of the Madras Town Planning Act, 1920 (VII of 1920), the Government of Kerala hereby vary the Development Plan for Vadakara Town sanctioned under section 14 of the said Act vide G. O. (Rt.) No. 564/99/LAD dated 17th February, 1999 as indicated below, namely:—

#### VARIATION

In the said Development Plan, for “Chapter XV” the following may be substituted, namely:—

#### CHAPTER XV

#### ZONING REGULATIONS

1. The implementation and enforcement of the Development Plan for Vadakara Town (revised) shall be in conformity with the zoning regulation prescribed hereunder. These regulations shall guide the granting or refusal of permission for constructions and land development.

2. For the implementation and enforcement of the proposals envisaged in the Development Plan for the town, areas have been zoned under various uses such as residential, commercial, industrial, public and semipublic, etc. details regarding the nature of ‘uses permitted’, ‘uses restricted’ and ‘uses prohibited’ in each zone are given in the accompanying sheets. In addition to the above,

guidelines for regulating developments are also provided herein. The application of these regulations will prevail over the provisions of the Kerala Municipality Building Rules in force. The provisions of the Coastal Zone Regulations will be applicable for the coastal regulations zone notified under Environment (Protection) Act.

3. “Uses Permitted” in a zone cover the uses that can be normally accommodated in the relevant zone. In some cases, it may be possible to permit some other uses also, which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied, based on their performance characteristics and special locational factors. Such cases, which come under this category, are classified as “uses restricted”. “Uses Prohibited” enlist the various objectionable uses in each zone, which shall not be permitted under normal circumstances.

4. Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations. They are essentially intended to help the competent authority in decisions regarding granting or refusal of planning permissions for land developments and construction of buildings/structures or any other matter specifically mentioned in these regulations.

5. Existing areas and structures of archaeological importance, agricultural uses and religious uses may be permitted to continue in all zones and shall not constitute non-conforming uses.

6. Regulation of constructions and land developments on the sides of new roads/roads proposed for widening as per the scheme shall be governed by the distance from the centerline of the road, unless otherwise specified in this scheme or Detailed Town Planning Schemes or any detailed road alignments approved by the Chief Town Planner. The provisions of Detailed Town Planning Schemes if any will prevail over the regulations of this scheme.

<i>Sl. No.</i>	<i>Land Use</i>	<i>Uses permitted</i>	<i>Uses restricted by the Secretary of the Local Self Government with the concurrence of Town Planner of the State Town Planning service having jurisdiction over the area</i>	<i>Chief Planner</i>	<i>Uses Town Prohibited</i>
(1)	(2)	(3)	(4)	(5)	(6)
1	Residential Use Zone	All residences, Residential flats/Apartments, Residential quarters, Night shelters, Orphanages/Old age homes/Dharmasala, Restaurants/Canteen upto 100 sq.m., Retail shops/Professional offices up to a total built up area of 200 sq. m. for which plinth area of ground floor shall not exceed 100 sq.m. and with maximum of two floors and uses incidental to the residential uses, Public utility buildings such, as water	Commercial Office/ Establishment with total floor area limited to 300 m <sup>2</sup> . Banking and Financial Institutions with total floor area limited to 300 m <sup>2</sup> , Cyber Cafe, Restaurants/Canteen up to 100 m <sup>2</sup> , Beauty Parlour, Weighbridge, Cottage Industries of non-nuisance nature, small Automobile workshop for including Light Motor Vehicle engaging not more than 5 workers, Printing Press, Information Technology, Hard Wares/Electronic	Hostels and boarding houses for Student/Women, Motels, Hotels, Fuel filling station, IT/Software Unit, Water treatment plants 5 Million  Liters per Day and above, Bakeries and confectioneries up to 200m <sup>2</sup> , Godowns/Warehouses/storages up to 100m <sup>2</sup> , Automobile workshop with power limited upto 10 Horsepower. Service	Any other uses not specified in items in columns (3), (4) and (5). ➔

supply, drainage and electrical installations of a minor nature, small service industries of non nuisance nature (*see* Annexure 1) engaging not more than 5 workers with power limited to 3 HP or 6 workers without power, existing religious uses, ATMs. Water treatment plants below 5mld, Day care centre & Creche, Nursery/Kindergarten/Primary School, Electric substation, Clinics (out patient), Tot lots, Open air theatre, Traffic part, Plant nursery, Wells and Irrigation ponds, Farm House, Pumb house.

Industries, Local, State and Central Government Offices, Public Sector Offices, Postal and Telegraph Offices, General and Head Post Office, Telephone Exchange, Transmission Towers and Wireless Station, Social welfare Centres Swimming Pool, Community Hall Cultural and Information Centres, Zoological and Botanical Gardens, Bird Sanctuary, Parking plaza, Taxi/Jeep stand, Autorikshaw Stand, Smokehouse attached to Residential Buildings, Storage of Agricultural Produces and Seeds, Green houses, water Treatment plant below 5 Million Liters per Day.

industries engaging not more than 9 workers with power limited to 10 Horsepower or 19 workers without power, General Educational Institute, Specialized and professional institute, Research & Development Institutes, Secondary/Higher Schools, Vocational Training Institute, Technical training centres/ Polytechnics, Diagnostic Center, Radio & Television Stations, Museum, Dairy farms, Plant rooms incidental to existing houses.

(1)	(2)	(3)	(4)	(5)	(6)
2	Commerical use zone	Retail shops, whole-sale shops, Professional Offices, Commercial Offices/ Establishments, Studios, Banking/Financial Institutions, ATMs, Cybercafe Restaurant/ Canteen Bakeries and confectioneries, Theatre, movie halls, Hotels, Motels, Lodging houses, Beauty Parlour, Formal Markets, Gymnasium/Yoga centres, Godowns/ Warehouses/ Storage of non hazardous materials, shopping complex and Super markets, Shopping malls/multiplex/Hyper market, Bear pubs/parlour, Liquor bars, Automobile show rooms, Weigh bridges, Information Technology/ Software units, Cottage, Industries, Automobile	Ashramam/Matam, Staking yards, Automobile service stations (Light vehicles), indoor games Stadium, Gymnasium, Swimming pool, Exhibition Centre and Art galleries Taxi/Jeep stand and Auto rickhaw stand.	Fuel filling Stations, Automobile service stations for heavy vehicles, Water treatment plants of 5 million liters per day and above Industrial estate and Industrial parts, Medium and heavy industries, Courts, Civil defence and home guard, Forensic science lab, Jail and reformatory, Radio and Television Stations, Museum, Convention centre, Religious Centers, Hospital and Health Centre Inpatient (up to 100 beds), Out door	Any other uses not specified in items in column (3), (4) & (5).

Workshops, Cold storage, Service industries of non-nuisance nature (*see* Annexure I) engaging not more than 10 workers with power limited to 15 Horsepower, Water treatment plants below 5 million liters per day, Local State and Central Govt. offices, Public Sector Offices, Day care and crèche, Residence with total floor area limited upto 300m<sup>2</sup>, Residentials uses incidental to main use, Hostels and Boarding houses for students/ Women Night shelters. Orphanages, Old age homes/Dharmasala, Guest Houses/Lodges, Farm Houses, Nursery/ Kinder Garten/Primary School, Community Halls, Cultural and Information Centre, Public

game Stadium, Zoological and botanical gardens, Bird Sanctuary, Camping site, Bus Terminal/Stand, Lorry Stand, Railway Station, Airport, Container Terminal, Junk Yards, Fish and meat processing centre, Diary farm, Poultry farm, Pig-gery farm, Smoke houses.

(1)	(2)	(3)	(4)	(5)	(6)
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Utility Buildings, Electric Sub- Station, Clinics (Out patient), Diagnostics Centres, Hospital and Health Centers-In patient (up to 10 beds), Totlots, Parks, Fair ground, Open Air Theatres, Traffic Park, Play ground, Parking plaza, Plant nursery, Agriculture and horticulture, Fodder cultivation, Pastures and grazing grounds, Fish farms, Seed farms, Pump houses, Wells and irrigation ponds, Storage of Agriculture products and seeds and Green Houses. Non nuisance character service industries engaging not more than 9 workers with power limited to 30 Horsepower or 19 worker without power, Printing



Press, Information Technology Hardware/ Electronic Industries, Marble/granites/storage/cutting centres, Police Posts, Police Station, Fire Post/Station, Postal and Telegraph Offices, General and head post office, Telephone exchange, Transmission towers, and wireless station, Library and reading room, Social welfare centre, Auditorium, Wedding hall.

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3.	Industrial zone	use	All type of Industries other than obnoxious and nuisance type ( <i>see</i> Annexure II), Industrial Estates and Industrial Parks, Medium and Heavy Industries, Cottage Industries, Automobile workshops, Automobile service stations, Spray painting workshops, Saw Mills, cold	Night shelters, Orphanages/Old age Homes/Dharmazala Guest Houses/Lodges Residential Quarters, Residences, Professional Offices with floor area up to 200m <sup>2</sup> Commercial Office /Establishment with floor area up to 200m <sup>2</sup> Banking and Financial Institutions,	G o d o w n s / Warehouses storage with floor area up to 500m <sup>2</sup> for non hazardous materials, shopping Complex and super markets with floor area up to 500m <sup>2</sup> fuel filling station, Research and Development	Any other uses not specified in items in column (3), (4) & (5).
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(1)	(2)	(3)	(4)	(5)	(6)
		Storage, Ice Factory, Service Industries, Non Nuisance Character Service Industries, Printing Press, Water Treatment Plants, Information Technology Hardware/Electronic Industries, Marble and Granite Storage/Cutting Centers, Residences with total floor area up to 300 m <sup>2</sup> , Residential uses incidental to other industrial use, ATMs Cyber café, restaurant/Canteen with floor area up to 100 m <sup>2</sup> Bakeries and Confectionaries, Gymnasium/ Yoga Centres, Retail business and wholsale business incidental to the industries, Godowns/ Warehouse/storage up to 100 m <sup>2</sup> for non hazardous materials,	Restuarants/Canteen with floor area up to 200m <sup>2</sup> Primary School Vocational Training Centre, Technical Training Centre, Public Utility Buildings, Storage of Agriculture Produces and Seeds, Green Houses.	Institutes, Jail and reformatory, radio and Television Stations, Museum, Exhibition centre and art gallery, Bus terminal stand, Lorry Stand, Railway Station, Air Port, Container	
				Terminals , Cremation Ground/ Crematorium, Burial Ground/ Common Vault, Slaughter House, Obnoxious and nuisance character industries, Storage of explosive and fire works, poultry farm, Piggery farm.	

Automobile showroom,  
Weigh bridge, Information Technology/Software unit, Stacking yards, Transmission Towers and Wireless Station, Electric Substation, Clinics (Out Patient), Diagnostic Centres, Tot Lots, Parks, Open Air Theatre, Traffic Park, Play Ground, Parking plaza, Junk Yards, Minor Storage of Explosive and Fire Works, Gas Godowns, Saw Mills with Timber Yard, Fish and Meat Processing Centre, Diary Farm, Smoke Houses, Dumping Yards, Sewage Treatment Plants, Plants Nursery Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivation, Pump Houses, Wells and Irrigation Ponds, Local State and

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(1)	(2)	(3)	(4)	(5)	(6)
		Central Government and Public Sector Offices, Day Care and Creche, Nursery/Kinder Garden, Police Post, Police Station, Fire Post/Station Post and Telegraph Office, General and Head Post Office, Telephone Exchange, Library and Reading Room, Social Welfare Centre, Taxi and Jeep Stand, Autorickhaw Stand.			
4	Small Industrial use zone	All types of small industrial units other than obnoxious and nuisance type industries ( <i>see</i> Annexure-II) with no of workers not exceeding 9 HP with power or not exceeding 19 workers with out power, retail business and whole sale business incidental to the industries public and semi public incidental to the industrial use.	All nuisance type of small scale industrial units up to 25 HP. capacity with the concurrence from pollution control board and District Medical Officer of Health, All permitted uses under column (3) in residential zone, all restricted uses under column (4) in residential zone and all except those covered in column (3) in this zone.	All type of nuisance type small scale industries exceeding 25 H.P. capacity, all restricted uses under column (5) in residential zone except those covered in column (3) and (4) in this zone.	All other uses not specified in column (3), (4) and (5).

5	Public and Semi Public use zone	Local State and Central Government and Public Sector Offices, Day Care and creche, All Educational Institutions, Research and Develop- ment institutes, Courts, Police post /Station, Civil defence and home guard, Forensic Science lab, Jail and reformatory, Fire post /Station, Postal and Telegraph Offices, General and Head Post Office, Telephone Ex- change, Radio and Tele- vision Station, Transmission Towers and Wireless Station, Library and Reading Room, Social Welfare Centre, Museum, Audi- torium, Wedding Hall, In- door Games Stadium, Convention Centre, Gym- nasium, Swimming pool, Exhibition Centre and Art galleries, Community Hall, Cultural and	Nights helters Orphanages/Old age home/ Dharmasala, Guest house, Ashram/ Matam, Retail shops, wholesale shops Profes- sional Office with total floor area up to 200m <sup>2</sup> Commercial Office/Estab- lishment with total floor area upto 200m <sup>2</sup> , Banking and Financial Institutions, Restaurant/ Canteen with total floor area above 200m <sup>2</sup> , Movie Hall, Automobile show- room, Weigh Bridge, Cottage Industries, Automobile workshops for 2/3 wheelers Water treatment plant having 5 million liters per day and above. Information Tech- nology Hardware/Elec- tronic Industries Car/ Jeep stand, Autorick- shaw stand.	Professional Offices with total floor area up to 500m <sup>2</sup> commercial office/establish- ment with total floor area up to 500m <sup>2</sup> , Office com- plex, Fuel filling Station, Zoological and Botanical Garden, Bird Sanc- tuary, Bus termi- nal/stand, Lorry stand, Railway Station, Junk yards, Cremation grounds/ Crema- torium, Burial ground/ Common Vault, Slaughter- house, Sewage treatment plants.	Any other uses not specified in items in col- umn (3), (4) and (5).
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(1)	(2)	(3)	(4)	(5)	(6)
		Information Centre Public utility building, Religious Centre, Electric Sub-station. All medical Institutions, Totlots, Parks, Outdoor games stadium, Fair ground, Open air theatre, Traffic Part, Play Ground, Park- ing Plaza, Residences of floor area with total floor area up to 300m <sup>2</sup> residen- tial uses incidental to the main use, ATMs, Cyber- cafe, Restaurant/Canteen with total floor area up to 100m <sup>2</sup> , Beauty Parlour, Gymnasium/Yoga Centre, Non Hazardous, Infor- mation Technology/ Software Units, Water treatment plants below 5 million liters per day, Plant nursery, Agricul- ture and Horticulture, Pastures and Grazing Grounds, Fodder cultivation, Pump Houses, wells and Irrigation ponds.			

6	Parks and open spaces use zone	Parks, open spaces and maidans, play grounds, Clubs, Swimming pools, Open air theatres, Totlots, Outdoor game stadium, Fail ground, Traffic park, Amusement parks, Zoo-Logical and Botanical Garden, Bird Sanctuary, Camping site, Plant nursery, Fodder cultivation, Fish farms, Seed farms, Pump house, Wells and Irrigation ponds, Storage of agricultural produces and Seeds, Temporary usage for fair exhibitions, circus festivals, picnics etc.	Pavilions, Aquarium, Reading Rooms, Social and Cultural Establishments, Public Utilities, Museums, Residence up to 200 sq.m. in survey numbers 169 (p) and 170 (p), Television/Radio Kiosks, ATMs, restaurants/Canteen up to 100 sq.m., Gymnasium/Yoga centre, Water treatment plants below 5 Million liters per day, parking plaza, Police post, Fire post, Art Gallery.	Nil	All other uses not specified in column (3), (4) and (5).
7	Transport use zone	All buildings and uses connected with transport and communication such as Bus Terminal/Lorry/Car/	Night Shelters, Police Post/Station, Fire Post/Station, Post and Telegram Office, Telephone Exchange, Electric	Social Welfare Centre, Public Utility and related buildings.	Any other uses not specified in items in column (3), (4) and (5).

(1)	(2)	(3)	(4)	(5)	(6)
		Jeep Stand, Railway Station, Airports, Container Terminals, Auto rickshaw Stand, essential repair and service shops related to the transportation & Communication use, Residential uses incidental to other main use, ATMs, Weigh Bridges, Water Treatment Plant Below 5 million liters per day, Transmission Towers and Wireless Station, Totlots, Parks, Parking Plaza, Traffic Park.	Sub-Station, Clinics (Out Patient).		
8.	Mixed use zone (Residential cum Commercial)	All permitted uses under column (3) in residential zone	All restricted uses under column (4) in residential zone, all permitted uses under column (3) in commercial zone and all restricted uses under column (4) in commercial zone except those covered in column (3) in this zone.	All restricted uses under column (5) in residential zone and all restricted uses under column (5) in commercial zone except those covered in column (3) and (4) in this zone.	All other uses not specified in column (3), (4) and (5).



9	Agricultural Reservation zone	Paddy fields, all kind of Agriculture and Horticulture, Pastures and Grazing Yards, Fodder Cultivation, Fish and Seed Farm, Pump House, Well and Irrigation Ponds, Plant nursery Green houses.	Totlots, Playground, Parks, Dairy and Poultry Farms.	Milk processing plants, Service and repair of farm machinery, Processing of farm produce.	Any other uses not specified in items in column (3), (4) and (5).
10.	Developable Agricultural zone	Agricultural and horticultural uses, Fodder Cultivation, Fish Growing and Seed Farms, Plant Nursery, Pump House, Wells and Irrigation ponds, Storage of Agricultural produces and seeds, green houses.	All uses permitted in the residential zone under column (3), all restricted uses in the residential zone under column (4), and it shall be as per the list of survey numbers shown in- “Developable Agricultural Zone Area” and processing of application shall be as per the general guidelines shown along with sub heading No.-14 “Developable Agricultural Zone Area”	All restricted uses under column (5) of the residential zone & restricted uses in the agricultural reservation zone under column (5), other than those mentioned in column (3) and (4) in this zone.	All other uses not specified in column (3), (4) and (5).

(1)	(2)	(3)	(4)	(5)	(6)
11	Hazardous use zone	Cremation grounds, burial grounds and related constructions, sewage treatment plants, manure storage, existing agricultural areas, grazing grounds and fodder cultivation, slaughter houses, meat packing.	Auto Rickshaw Stand.	Public buildings and Offices, incidental to the main use, incidental storage and warehousing and industrial effluent disposal yards.	Any other uses not specified in items in column (3), (4) and (5).
12	Planned Residential use zone	Planned housing colony based on the layout plan approved by Chief Town Planner.	All Permitted uses under column (3) in residential zone and all restricted uses under column (4) of the residential zone.	All restricted uses under column (5) of residential zone.	All other uses not specified in column (3), (4) and (5).
13	Buffer area	The height of all constructions in this zone shall be limited to 7.0 m. All residences up to 300 sq.m. fish growing, area for religious uses, dairy and poultry farms, milk processing plants, storage and processing of farm products.	The height of all constructions in this zone shall be limited to 7.0m. All residences with built up area up to 500 sq.m., Orphanages/Old age homes/Dharmasala, Residential quarters, Retail Shops/Professional		All other uses not specified in column (3), (4) and (5).

Offices up to a total built up area of 200 sq.m. for which plinth area of ground floor shall not exceed 100 sq.m. and with maximum of two floors and studios of the residents, Community halls Clubs, Parks and play grounds incidental to the residential uses, Public utility buildings such as water supply, drainage and electric installations of a minor nature, small service industries of non nuisance nature (*see* Annexure I) engaging not more than workers with power limited to 3 HP or 6 workers without power, small poultry farms with area less than 50 sq.m. ATMs, Restaurants/ Canteen upto 100 sq.m.

(1)	(2)	(3)	(4)	(5)	(6)
			Water treatment plants below 5 million liters per day, Day care & Creche, Nursery/Kindergarten/Primary School, Electric sub station, Clinics (Out patient), Tot lots, Open air theatre, Traffic park, Plant nursery, Agriculture and Horticulture, Fodder cultivation, Seed farms, Wells and Irrigation ponds, Farm house, Pump House.		

#### 14. *Developable Agricultural Zone Area*

The isolated pockets of paddy fields marked in the proposed land use map of Government sanctioned Development Plan for Vadakara as per G. O. (Rt.) No. 564/99/LAD dated 17th February 1999 which are not put to intensive agricultural use and the land lying vacant and undeveloped are proposed to be converted into residential land. This residential land is to be zoned as '*DEVELOPABLE AGRICULTURAL ZONE AREA*' with special attention given to drainage of the area level of land filling open spaces etc. The following areas are suggested to be zoned as '*Developable Agricultural Zone Area*'.

- (1) Area on the Puthuppanam Desom of Nadakkuthazha Village in Vadakara Municipality, Developed Re-Survey Nos. are 55(p), 60, 62(p), 63, 114, 115(p), 116, 117, 118(p), 119(p), 122, 123, 126, 127, 145, 146(p), 147, 150, 151, 154(p), 155(p) and 176.
- (2) Area on the Puthur Desom of Nadakkuthazha Village in Vadakara Municipality developed Re-Survey Nos. are 1(p), 2(p) and 4(p).
- (3) Area on the Nadakkuthazha Desom of Nadakkuthazha Village in Vadakara Municipality, developed Re-Survey Nos. are 48(p), 50(p), 51(p), 58(p) and 86(p).

#### **General Guidelines for Processing of Application for Development of Land for Residential purpose in the Developable Agricultural Zone Area in Vadakara Town**

The guideline is applicable only to areas as specified under the 3 identified areas defined in zoning regulation as *Developable Agricultural Zone Area* as earmarked in the proposed land use map of government sanctioned Development Plan for Vadakara. These identified areas are isolated pockets of paddy fields in the town centre which are not put to intensive agricultural use and the land lying vacant and undeveloped, are proposed to be converted into residential purpose.

The development of land for residential purpose under the special category residential area zone is to be permitted only after getting concurrence from the District Town Planner and concurrence is to be considered only for individual residential building application along with the recommendations of a committee at Municipal level for processing and guiding the development.

A committee at Municipal level is to be constituted for processing and guiding the application for development of land for residential purpose in the *Developable Agricultural Zone Area*. The committee shall consists of Vadakara Municipal chairperson, Secretary of Municipality, Agricultural officer of concerned area and Village Officer of concerned area. The Secretary of Municipality shall be the convener of the committee. The final recommendations of the committee shall be sent to the District Town Planner along with the application forms.

The committee and District Town Planner shall consider the following aspects mentioned hereunder while processing the individual application for the residential building in these areas,—

- (1) The Kerala Land Utilization order prevailing in force and any other act which deals with the conservation of paddy field in Palakkad town shall be adhered.
- (2) Regulation of construction in the area specified under *Developable Agricultural Zone Area* shall be governed by the details shown in these guideline, unless otherwise specified in the General Town Planning Scheme or Detailed Town Planning Scheme or any scheme approved by Chief Town Planner to the Government.
- (3) The application shall be for single family residential building upto a total floor area of 200 m<sup>2</sup> and number of floors limited to two floors.
- (4) Only those applications in small plots upto 485 m<sup>2</sup> (12 cents), which are registered prior to the date of publication of this notification shall be considered.
- (5) Provided that if the site still remains as paddy fields or suitable for paddy cultivation, the application of construction and land development from such sites need not be considered.
- (6) Provided also that, in the case of filled up paddy fields, it shall also be ascertained that paddy cultivation no longer exists and possible.
- (7) Unauthorized plot sub-division cannot be considered in this area.
- (8) The natural streams and rainwater drains shall be conserved as it is with out affecting any type of pollution or contamination from other sewerage systems and wastewater drains.

- (9) The existing natural drainage system should be properly connected so as to enable rain water to flow easily from the nearby areas to main drains and canals and the proposed land development should not have any harmful effect to this system.
- (10) The development shall not be considered in constantly flood-affected areas seen in every rainy season which comes under the permanent inundation during the flood period.
- (11) The residential development and its sucking of natural ground water should not affect the existing paddy cultivation in the nearby area and the development should following the existing rules and regulations under Ground Water Department and Mining and Geology Department prevailing under Vadakara town.
- (12) The development of building under this area should be limited to coverage of 50 percentage and FAR as 1 and the proposed plot should have proper access width as described below:
  - (a) The residential building with a total plinth area upto 100 m<sup>2</sup> should have an access width of minimum 1.2 m.
  - (b) The residential building with a total plinth area upto 150 m<sup>2</sup> should have an access width of minimum 2.0 m.
  - (c) The residential building with a total plinth area upto 200 m<sup>2</sup> should have an access width of minimum 3.0 m.
- (13) The nearby area of proposed development should have electricity, water supply and other infrastructure facility.

15. *General Guidelines:-*

- (i) Land to a depth of 50 metres in residential zone and 100 metres in Commercial, Public & Semi Public and industrial zones along the sides or roads having an existing width of 15 metres or more uses permitted in Commercial and Public and Semi Public zones may also be permitted by the executive authority if such uses are not allowable otherwise in the zoning regulations. However such uses may not be permitted in the residential zone if the surrounding area is substantially developed as a residential area. (Contagious)
- (ii) In residential zones if the area is substantially developed as residential the zoning regulation spelt out in the scheme shall continue.

- (iii) In residential zones, for new hospitals, the following additional restrictions shall apply: The minimum extent of land after road widening if any shall be 0.2 hectare with coverage and FAR limited to 30% and 1.0 respectively.
- (iv) Coverage and Floor Area Ratio of all constructions (even if otherwise mentioned anywhere in these guidelines) under restricted uses for which concurrence is granted in Residential Zone, shall not exceed 75% of the coverage and Floor Area Ratio values prescribed in Kerala Municipality Building Rules 1999. The additional Floor Area Ratio with fee as prescribed in the Kerala Municipality Building Rules 1999 will not be applicable in such cases.
- (v) Regulation of constructions on the sides of new roads/roads proposed for widening as per the scheme shall be governed by the distance from the centerline of the road, unless otherwise specified in the General Town Planning Schemes or Detailed Town Planning scheme or any detailed road alignment approved by the Chief Town Planner.
- (vi) Regarding the assessment of permissibility of uses classified under the category 'Restricted Uses', the Chief Town Planner may issue general guidelines from time to time and such guidelines shall be adhered to by the responsible authorities.

#### ANNEXURE I

#### **Type of non-nuisance type of Service Industries**

##### *Food Stuffs:*

Production of copra  
 Processing of Arecanut  
 Rice and Flour Mills  
 Production of rice, flour etc. by hand pounding  
 Processing of cardamom, ginger, pepper etc.  
 Production of Khansari from sugar cane  
 Canning and preservation of fruits and production of Jam, Jelly etc.  
 Processing and preservation of cashew nuts  
 Bakery



Production of dairy products

Oil Mills (vegetable)

Extraction of Oil from Ghani

Manufacture of hydrogenated oil

Manufacture of "Avil" (Beaten rice), Appalam

*Beverages:*

Production of Vinegar

Manufacture of Soda Water, Lemonade etc.

Processing, packing and distribution of tea

Processing, grinding, packing and distribution of Coffee

Manufacture of syrup

Manufacture of Beedi

Manufacture of cigar

Manufacture of tobacco

*Textiles Cotton:*

Cotton spinning, cleaning, pressing etc.

Cotton spinning other than in mills

Cotton spinning and weaving in mills

Dyeing and bleaching of cotton

Cotton weaving in power looms

Handloom weaving

Khadi weaving in handloom

Printing of cotton textiles

Manufacture of cotton thread, rope twine etc.

*Textile Jutes:*

Jute Spinning

Manufacture of Jute products including repairing of gunny bags

*Textile Silk:*

Weaving of silk by handloom

*Textile miscellaneous:*

- Manufacture of hosiery goods
- Making of embroidery products
- Tailoring
- Manufacture of quilts and mattresses
- Manufacture of coir and coir products
- Manufacture and assembling of umbrella and production of spare parts of umbrella
- Repairing of umbrella

*Manufacture of wood and wooden products:*

- Manufacture of wooden furniture and fixtures
- Manufacture of structural wooden goods such as doors beams etc.
- Manufacture of wooden industrial goods such as parts of handloom, ambarcharka bobbings etc.
- Manufacture of wooden utensils, photo frames, toys etc. and photo framing
- Cane industry including baskets, weaving etc.
- Manufacture of miscellaneous wooden articles such as sticks, candles, rulers, etc.

*Paper and paper products:*

- Manufacture of paperboard and paper by hand
- Making of paper boxes, bags, envelopes, etc.

*Printing and Publishing:*

- Printing and publishing of Newspapers & periodicals
- Printing and publishing of books
- Miscellaneous printing works including type cutting
- Book binding

*Leather and leather products:*

- Manufacture of leather shoes and chappals
- Manufacture of leather products such as suitcase, bag etc.
- Repairing of leather shoes and chappals

*Rubber, Petroleum and Coal Products:*

Vulcanizing & repairing of tyres and tubes

Manufacture of rubber gloves etc.

Manufacture of Rubber Products such as rubber sheets, niple and rubber shoes including smokerubber

Manufacture of pharmaceuticals, chemicals, ayurvedic medicine etc.

Manufacture of agarbathi and other cosmetics

Manufacture of soaps

Manufacture of plastic products such as name plates etc.

Manufacture of lemongrass oil, candles etc.

*Nonmetallic mineral products other than petroleum & coal:*

Manufacture of cement products such as well kerbs, tubes, closets

Manufacture of structural stone goods, stone crushing, stone carving, stone stressing, marble carving etc.

Manufacture of stone wares

Manufacture of stone images

*Pottery:*

Manufacture of china ware and crockery

Manufacture of large containers of china ware

Manufacture of glass & glass products

Manufacture of clay models

*Basic metal and their products except machinery & transport equipments:*

Manufacture of iron & steel furniture

Manufacture and repairing of brass and bell metal products

Manufacture of Aluminium utensils and other products

Manufacture of tin cane & copper vessels

Electroplating, tin plating, welding etc.

Manufacture of agricultural implements, screws etc. (Blacksmith and foundry)

*Machinery (All kinds other than transport):*

- Manufacture, assembling & repairing of machinery such as water pumps, oil mill chuck etc .
- Manufacture of sewing machine parts & assembling and repairing of sewing machine
- Manufacture of electric fans, repairing of electric fans
- Charging and repairing batteries
- Repairing of radios, microphones etc.
- Manufacture of electric metres, production of electric and allied products, repairing and servicing of electric appliances etc.

*Transport equipments:*

- Body building of motor vehicles
- Manufacture & repairing of motor engine parts and accessories
- Servicing and repairing of motor vehicles
- Manufacture of cycles
- Manufacture of cycle parts and accessories
- Manufacture and repair of boats and burges
- Repairing of boats
- Repairing of bicycles
- Manufacture and repairing of animal—drawn and handdrawn Vehicles

*Miscellaneous Manufacturing Industries:*

- Repairing of photographic equipments, spectacles etc.
- Manufacture of medical instruments
- Repairing of watches and clocks
- Manufacture of jewellery
- Manufacture, repair and tuning of musical instruments
- Ivory carving and ivory works
- Miscellaneous industries

## ANNEXURE II

**List of obnoxious and nuisance industries subject to Objectionable sounds, dust, odours, fumes, effluents or processes constituting hazardous use and which are to be located in hazardous zones (grouped) under Indian Standard Industrial classification (vide Regulation 7- 1, 7 - 2 and 13-2)**

*Manufacture of Food Stuff:*

- (1) Slaughtering, preservation of meat and fish and canning of fish

*Manufacture of Beverages:*

- (2) Production of distilled spirits, wines, liquor etc. from alcoholic fruits and salts in distillery and brewery
- (3) Production of country liquor and indigenous liquor such as toddy, liquor from mahua, palm juice

*Manufacture of textiles:*

- (4) Dyeing and bleaching of cotton

*Manufacturing of wood & wooden products, sawing and planing of wood:*

- (5) Wood seasoning
- (6) Manufacture of veneer & plywood
- (7) Paper, pulp and straw board

*Manufacture of leather and leather products:*

- (8) Currying, tanning and finishing of hides and skins and preparation of finished leather

*Manufacture of Rubber petroleum & local products:*

- (9) Manufacture of tyres and tubes and tyre retreading
- (10) Manufacture of industrial and synthetic rubber
- (11) Reclamation of rubber
- (12) Production of petroleum, kerosene and other petrol products in refineries
- (13) Production of chemicals and chemical products

*Manufacture of chemical and chemical products:*

- (14) Manufacture of basic industrial chemicals such as acids, alkalies and their salts, not elsewhere specified (specially sulphurous, sulphuric, nitric, hydrochloric etc. acids, ammonia chlorine and bleaching powder manufacture.)

- (15) Manufacture of dyes, paints, colours, ink powder, varnishes, printing ink etc.
- (16) Manufacture of fertilizers (specially from organic materials)
- (17) Manufacture of disinfectants and insecticides
- (18) Manufacture of Ammunition, explosives and fire works
- (19) Manufacture of matches

*Manufacture of Nonmetallic mineral products other than Petroleum and coal:*

- (20) Manufacture of cement
- (21) Manufacture of lime
- (22) Manufacture of plaster of paris

*Manufacture of Basic Metals and their Products:*

- (23) Manufacture of iron and steel including sheeting, refining, rolling and conversion into basic forms
- (24) Manufacture including smelting, refining etc. of nonferrous metals and alloys in basic forms
- (25) Manufacture of ornaments

*Manufacture of machinery (other than transport) and electrical equipment:*

- (26) Manufacture of all kinds of battery, Miscellaneous items not covered above
- (27) Incineration, dumping and reduction of offal, dead animals, garbage or refuse
- (28) Manufacture of gelatin and glue
- (29) Fat, tallows, grease of lard refining of manufacture
- (30) Bone meal, bone girst and bone powder
- (31) Manufacture of cashewnut shell oil and
- (32) Other similar types of nuisance industries.

By order of the Governor,

S. M. VIJAYANAND,  
Principal Secretary to Government.